

# WILLOW CREEK

34859 Frederick Street, Unit 114, Wildomar, CA 92595

FOR SALE OR LEASE



**1,775± SF  
RETAIL SUITE AVAILABLE**



**\$1.75 PSF MG  
STARTING MONTHLY LEASE RATE**

**\$595,000.00  
ASKING SALE PRICE**



## First Floor Built-Out Corner Suite Available for Lease

- Excellent Interstate 15 visibility, access and signage
- Suite has a restroom and separate office
- Tenant building signage facing Interstate 15
- 200 AMP 120/208 3-Phase Power

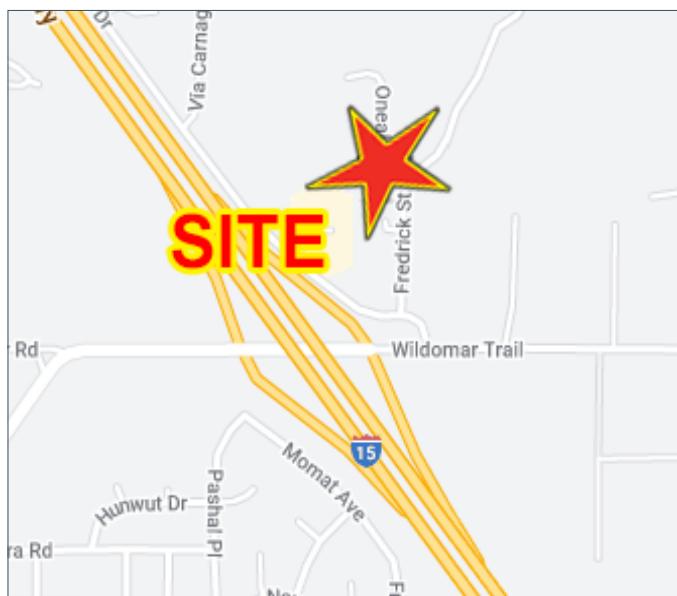
### Demographics

Source: CoStar 2025	1 mile	3 mile	5 mile
 2024 Population (Estimated)	5,671	46,788	135,987
 2029 Population (Projected)	5,959	49,050	142,868
 Daytime Employee Population	911	6,846	24,524
 Average Household Income	\$103,061	\$117,562	\$120,690

### Traffic Counts

Source: CoStar (*2025 and **2023)	ADT
Baxter Road / Wildomar Trail at I-15 *	15,246
I-15 North of Baxter Road/ Wildomar Trail **	122,000

Join:



**Exclusively Marketed By:**

**Jerry Palmer**

Senior Vice President

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(951) 491-6322



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Vice President

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Suite	SF	Rate/Month	Comments
101			Successulent
102-103			James Cole Consulting
104	4,000		Vacant
105-107			Upland Dental Implants
108			King Law Firm
109-113			Wildomar Eye Care
114	1,775	Lease: <b>\$1.75 MG</b> Sale: <b>\$595,000</b>	<b>AVAILABLE FOR SALE OR LEASE</b>

\*All suites are based on usable area - No Core Factor

\*\*Lease rates are quoted based on AIR Standard Industrial/Commercial Multi-Tenant Lease - Gross Form



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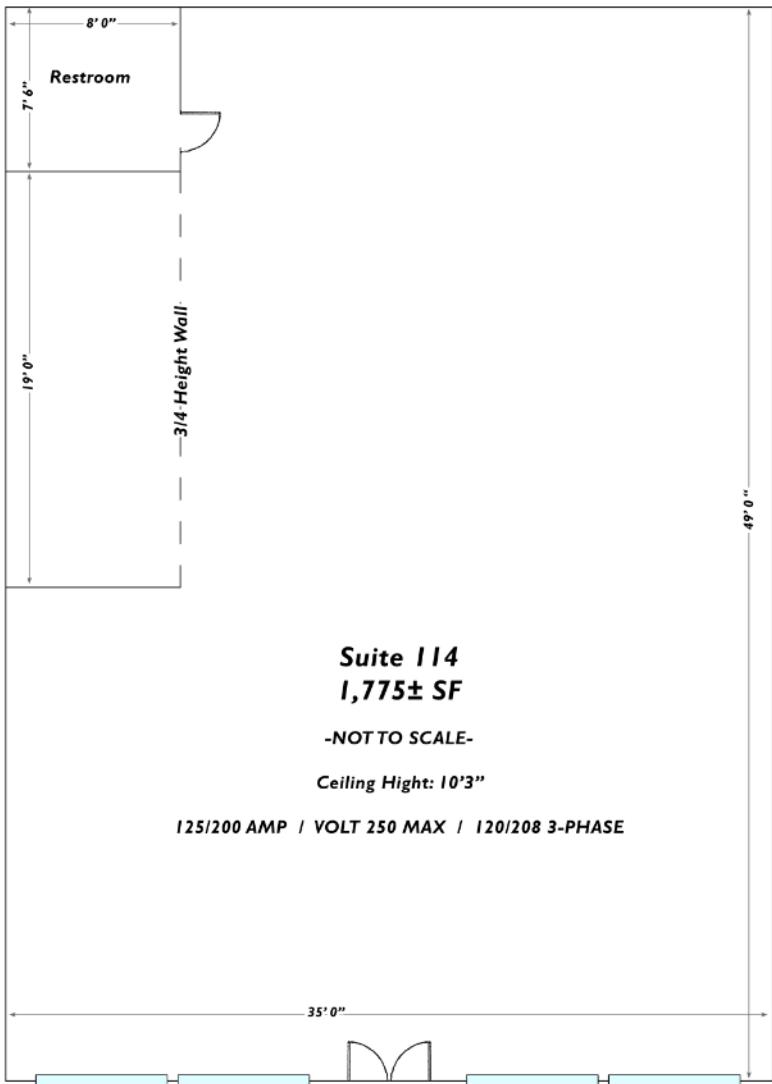
The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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